

1. **Call to Order:** The meeting was called to order at 7 PM by the President John Beebe. Board members in attendance introduced themselves. Mary Ann Long-Vice President, Courtney Polcar-Treasurer, and Tom Hall-Secretary.

Home owners in attendance also introduced themselves to the group: Aaron Nass, Doug Williams, Dick Landel, Robert Coppenhaver, Craig Gemmill, Elizabeth Pretzlav, and Cheryl Kelley.

2. Unfinished Business:

- A. Update on amendments to the declarations: Dan Linder (legal counsel) is still reviewing the changes to be made and will then make recommendations to a committee formed by the board to write the final version to again be reviewed by Dan Linder (legal counsel) before being presented to the homeowners for a vote of approval.
- B. Lake study and dam repair: Update, the board has been working with Aqua Doc to repair the sink holes, dam repair and replace the overflow discharge pipe which is broken. Other suppliers and contractors were not interested in the job because of the smallness of the job. Aqua Doc advised us that our lakes are ok, but definitely not “pristine. While there are a number of shallow areas in both lakes, we still have some good depth in both lake, primarily in the middle of the original streambed (12 feet upper lake, and 7 feet lower lake). The upper lake has a fair amount of sediment in the northwest corner. It is anticipated that the lakes will continue to have occasional fish kills as the weather changes, especially as the lakes “turn over” (when the warm water rises and the colder water falls, which is a normal part of the ecosystem) due to low oxygen levels in the water.

We discussed the possibility of hydraulic dredging (floating a barge that sucks out the sediment without draining the lakes) and this option is about the same cost as dry excavation dredging. We also discussed the option for putting in aerators, but the opinion is that this might be an option after dredging as it is best to have deeper water for the aerators to be effective

BOTTOM LINE RECOMMENDATIONS:

- 1. Continue with our current maintenance plan of lake treatments.
- 2. Do another Lake Study in 3-5 years to see how quickly the sediment is accumulating.
- 3. Reassess in 3-5 years to determine if dredging is required.
- 4. We are asking all neighbors to maintain their septic to prevent unfavorable run off into the lakes.
- 5. All neighbors to try and prevent excessive run off from lawn fertilizers and pesticides into the lakes.
- 6. All neighbors should not blow or dump leaves and other debris into the lakes.

7. Aqua Doc will put our job on their list of projects, but will not be able to do the work until July or August.

Doug Williams graciously volunteered his son's services to stake and run tape around the sink holes to try and prevent any injuries that might occur from falling or tripping in one of the holes.

C. Update on front entrance lighting (south wall): The lights are back on and Doug Williams said that it was because of a corroded connector that needed to be replaced.

D. Waste and Trash Contracts: Waste Management is still the major contractor servicing our neighborhood and would be the preferred vendor. It would save wear and tear on our roads to just have one contractor servicing the neighborhood. It was also suggested by Craig Gimmill that we have a welcoming package made up to let new neighbors know that there is an existing contract with an attractive rate for all home owners.

3. **New Business:** The president John Beebe stated that on the web site there would be information on purchasing mailboxes. Mary Ann Long, vice president stated that some contractor information has been put on the web site and that everyone should continue to put on vendors, suppliers and contractors that have provided fair and equitable service.

4. **Open Forum:** John Beebe, President is leaving but will continue to service the web site.

It was suggested that the neighborhood association purchase a gift for Joy Gallagher in appreciation of her long service to the neighborhood. Any suggestions or ideas for the gift should be directed to one of the board members.

Richard Landel asks that the board look into a drain issue in the front of the entry way on the right as you are leaving the neighborhood. We will check to see if some fill and grass might correct the situation or if more is required.

Bob Coppenhaver ask for information as to how one might gain access to the upper lake. John Beebe and Mary Ann Long stated that entrance could be made by going between their homes. Craig Gemmill also said that entrance could be made by going along the side of his home if his dogs were not outside.

A brief financial statement was made by the Treasurer –Courtney Polcar and a copy was passed out to attendees. A copy is also attached for those who could not attend.

Twenty Two home owners cast ballots to re-elect Mary Ann Long, and elect Elizabeth Pretzlav and John Blatt to their first terms as Trustees on Peppermill-Chase Neighborhood Association Board of Trustees.

